

VICINITY MAP  
NOT TO SCALE

PRIVATE UTILITY PROVIDERS:  
COLUMBIA GAS  
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(859) 268-0215  
K.A.W. C.  
2300 RICHMOND ROAD  
LEXINGTON, KY. 40502  
(859) 268-2386  
KENTUCKY UTILITIES  
500 STONE ROAD  
LEXINGTON, KY. 40503  
1-800-381-0600  
WINDSTREAM  
130 WEST NEW CIRCLE ROAD  
SUITE 170  
LEXINGTON, KY. 40505  
(859) 351-6250

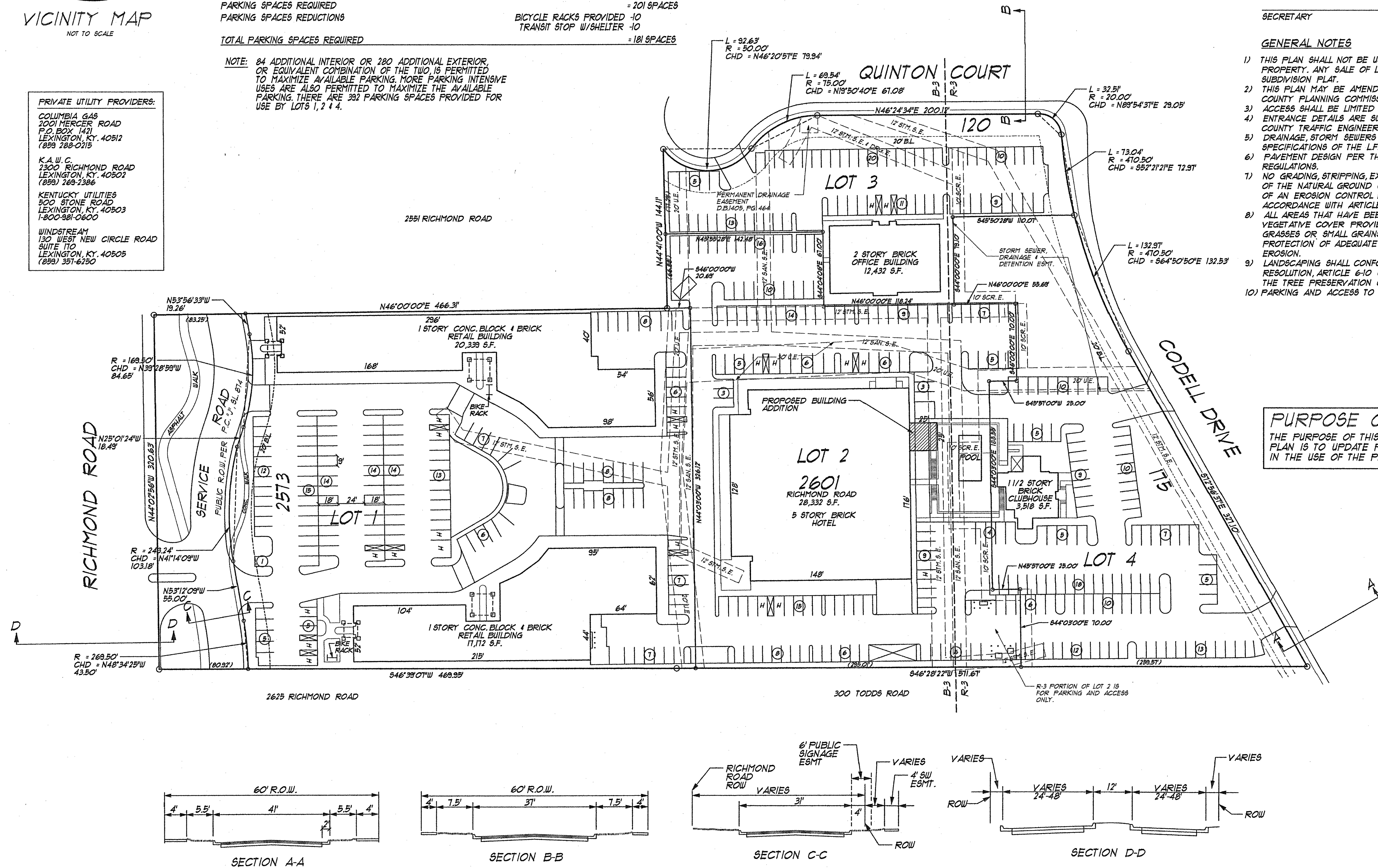
### SITE STATISTICS (SEE NOTE #10)

LOT 1	LOT 2	LOT 3	LOT 4
GROSS AREA : 3.61 ACRES NET AREA : 3.106 ACRES ZONED : B-3 BUILDING LOT COVERAGE : 31,511 S.F. REQUIRED PARKING : 201 SPACES PARKING PROVIDED : 150 SPACES	GROSS AREA : 2.33 ACRES NET AREA : 2.33 ACRES ZONED : B-3 BUILDING AREA : 28,332 S.F. REQUIRED PARKING : 156 SPACES PARKING PROVIDED : 132 SPACES	GROSS AREA : 0.94 ACRE NET AREA : 0.94 ACRE ZONED : B-3 BLDG. LOT COVERAGE : 6,216 S.F. BLDG. FLOOR AREA : 12,432 S.F. REQUIRED PARKING : (1/200 S.F.) : 62 SPACES PARKING PROVIDED : 68 SPACES (NOT A PART OF THIS AMENDMENT)	GROSS AREA : 1.60 ACRES NET AREA : 1.60 ACRES ZONED : B-3 CLUBHOUSE COVERAGE : 2,345 S.F. CLUBHOUSE FLOOR AREA : 3,518 S.F. REQUIRED PARKING : 5 SPACES PARKING PROVIDED : 110 SPACES

#### LOT 1 PARKING REQUIREMENTS:

RESTAURANTS:	7,141 S.F. (1 PER 200 S.F.) OR 316 SEATS (1 PER 4 INTERIOR SEATS) (1 PER 8 EXTERIOR SEATS)	= 72 SPACES
ATHLETIC FACILITY:	3,212 S.F. (1 PER 100 S.F. 11 PER EMPLOYEE)	= 35 SPACES (32+3)
BUSINESS/RETAIL:	26,305 S.F. (1 PER 400 FOR FIRST 10,000 S.F.) 16,305 X .25 = 13,860 S.F. (1 PER 200)	= 25 SPACES = 69 SPACES
PARKING SPACES REQUIRED		= 201 SPACES
PARKING SPACES REDUCTIONS	BICYCLE RACKS PROVIDED -10 TRANSIT STOP W/ SHELTER -10	
TOTAL PARKING SPACES REQUIRED		= 181 SPACES

NOTE: 84 ADDITIONAL INTERIOR OR 280 ADDITIONAL EXTERIOR, OR EQUIVALENT COMBINATION OF THE TWO, IS PERMITTED TO MAXIMIZE AVAILABLE PARKING. MORE PARKING INTENSIVE USES ARE ALSO PERMITTED TO MAXIMIZE THE AVAILABLE PARKING. THERE ARE 332 PARKING SPACES PROVIDED FOR USE BY LOTS 1, 2 & 4.



PURPOSE OF PLAT :  
THE PURPOSE OF THIS SEVENTH AMENDED FINAL DEVELOPMENT PLAN IS TO UPDATE PARKING STATISTICS AND PROVIDE FLEXIBILITY IN THE USE OF THE PARKING SPACES FOR LOTS 1, 2 & 4.

### OWNER'S CERTIFICATION

I DO (WE DO) HEREBY CERTIFY THAT I AM (WE ARE) THE SOLE OWNER(S) OF RECORD OF THE PROPERTY SHOWN HEREON. DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND DO HEREBY ADOPT THIS AS MY (OUR) PLAN FOR THIS PROPERTY.

NAME \_\_\_\_\_ COMPANY \_\_\_\_\_  
SIGNATURE \_\_\_\_\_ ADDRESS \_\_\_\_\_

### PLANNING COMMISSION CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD \_\_\_\_\_.

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

### GENERAL NOTES

- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- ENTRANCE DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER.
- DRAINAGE, STORM SEWERS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS OF THE LEUCC ENGINEERING MANUALS.
- PAVEMENT DESIGN PER THE DESIGN MANUALS AND THE LAND SUBDIVISION REGULATIONS.
- NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE RESOLUTION.
- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRAINS. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
- PARKING AND ACCESS TO BE SHARED BY LOTS 1, 2 & 4 PER P.C. "J", 8L 814.

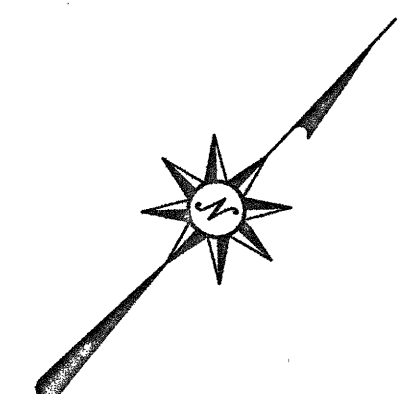
E&A Partners, PLLC

LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40503  
FACSIMILE (859) 268-9687

7TH AMENDED FINAL DEVELOPMENT PLAN  
RICHMOND/TODD LTD.  
(FRENCH QUATER SQUARE)  
2601 RICHMOND ROAD  
LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN \_\_\_\_\_  
DATE 01/2008  
CHECKED \_\_\_\_\_  
REVISED 04/22/2014

SHEET



GRAPHIC SCALE 1" = 50'